



TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT
PHONE (408) 399-5770
FAX (408) 354-8529

Notice for Developers & Contractors
State of California Stormwater Regulations

Stormwater Quality Regulations

In order to comply with the State-issued NPDES permit, No. CAS612008, adopted on October 14, 2009, Los Gatos & other public agencies in the Santa Clara Valley are required to place additional Conditions of Approval related to storm water quality control on certain “Regulated” development projects.

Regulated Projects

Projects that create and/or replace 10,000 SF or more of impervious surface, collectively over the entire project site, are generally considered Regulated Projects. Regulated Projects are divided into 4 major groups; *Special Land Use Categories**, *Other Development Projects*, *Other Redevelopment Projects* and *Road Projects*. All Regulated Projects are required to implement Low Impact Development (LID) source control, site design, and storm water treatment in accordance with the NPDES permit. The goal of LID is to reduce runoff by minimizing disturbed areas and impervious coverage and then infiltrating, storing, detaining, evapotranspiring and/or bio-treating stormwater runoff close to its source. Practices used to adhere to these LID principles, also known as BMP’s, include measures such as rain barrels and cisterns, green roofs, permeable pavement, preserving undeveloped open space, and biotreatment through rain gardens, bio-retention units, bio-swales, and planter/tree boxes.

**As of December 1, 2011, the impervious threshold for Special Land Use Categories (Auto Service, Retail Gasoline, Restaurants, and Parking Lots) will be reduced from 10,000 SF to 5,000 SF.*

General guidance on the selection and implementation of BMPs and Stormwater Pollution Prevention Plans can be found in the C.3 Stormwater Handbook prepared by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP): www.eoainc.com/c3_handbook_final_may2004/.

Each Regulated Project will be reviewed by the Town’s Stormwater Treatment Consultant to certify the project’s compliance with the Permit requirements. An agreement with the Town outlining the treatment facilities installed and the on-going operation, maintenance and reporting obligations will be the final requirement.

Hydromodification Management Projects

Regulated projects that create or replace one (1) acre or more of impervious surface are also subject to Hydromodification Management Plan (HMP) requirements. These requirements are designed to control volume and duration of stormwater runoff to prevent erosion of creeks and streams. HMP guidelines and additional information are available through the SCVURPPP website: www.scvurppp-w2k.com/pdfs/0506/hmp_factsheet.pdf.

Non-Regulated Projects, “Small Projects and Detached Single-Family Homes”

Construction of small projects and detached single-family homes, which are not part of a larger common plan of development, are required to install one or more of the following site design measures:

- Direct roof runoff into cisterns or rain barrels for reuse
- Direct roof runoff onto vegetated areas
- Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas
- Direct runoff from driveways and/or uncovered parking lots onto vegetated areas
- Construct sidewalks, walkways, and/or patios with permeable surfaces
- Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces

NPDES Construction General Permit

Current state regulatory actions also require all construction projects disturbing an area of one (1) acre or more to comply with the State of California “Construction General Permit” Order 2009-0009-DWQ.

The Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The Permit also requires these projects to submit the SWPPP to the State for review. The Town is required by the NPDES Permit to review the SWPPP for compliance with Town Ordinances and to assure that the applicant has filed an NOI – a valid NOI Number will be required prior to issuance of any Town permits.

For information on the Construction General Permit, the NOI, and permit consult the following State website: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

For more information

Contact John Gaylord, Associate Civil Engineer: (408) 395-3460 – jgaylord@losgatosca.gov

Engineering Services Office: (408) 399-5771 - ppw@losgatosca.gov